

STAFF REPORT

Planning & Zoning Commission: August 14, 2006

APPLICANT: Sea Gate Land Holdings, Inc. **FILE NUMBER:** P-06-15(C)

PURPOSE: Conditional Plat approval for Sea Gate Village

GENERAL LOCATION: South side of Wiscon Road, south of Horse Lake Road, approximately 2,700' west of US 41

LEGAL DESCRIPTION: A portion of Sections 32 and 33, Township 22 South, Range 19 East, Hernando County, FL

ZONING: CPDP (GC) (MF) and (SF)

FILE STATUS: All requirements have been completed.

Citizen correspondence received as of the date of this report? Yes No

The applicant is requesting conditional plat approval for Sea Gate Village. This development consists of one commercial lot, 2 lots for multi-family development and 88 single family villa lots on approximately 76.8 acres located on the south side of Wiscon Road, south of Horse Lake Road, approximately 2,700' west of US 41.

The proposed roadway running through the project providing access to the lots is proposed as a public street.

The project will utilize central water and sewer systems served by the City of Brooksville. The City has indicated the desire and the capacity to serve the project. The petitioner will need a water and sewer agreement with the City. Further, the City has indicated the need for easements within the project to provide access for the water and sewer lines.

The County Fire Service has commented that the project will need a looped water system for fire protection within the project. The developer will have to provide a working model to demonstrate that there will be sufficient water pressure within the project for fire protection prior to obtain further approvals in the process.

The on-site soil types include: Micanopy, Kendrick, Sparr, Blichton, and Nobleton. All of these soil types are typical of high water table; consequently, the developer will have to carefully engineer the project to ensure adequate storm water retention, and adequate drainage. The petitioner is required

to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards with conditions.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Sea Gate Village with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The applicant must conform to Hernando County Facility Design Guidelines.
3. The Developer shall provide the required easements requested by the City for the provision of water and sewer to the project.
4. Prior to further approvals in the platting process the Developer shall provide to the County Fire Service for their approval, modeling information and runs demonstrating adequate water flows within the project.
5. The principal access road shall be designed to collector road standards.
6. The applicant shall pave Mason Smith Road to county standards from U.S. 41 west to the project entrance. The construction plans for the project shall include the plans for the improvements to Mason Smith Road.
7. The applicant shall overlay Wiscon road within the limits of construction.
8. The applicant shall provide sidewalks along Wiscon Road connecting to the sidewalks along the project collector.
9. The Developer shall provide an archaeological assessment of the site by a qualified archaeologist prior to any site alteration and/or construction.
10. The developer shall pay 100% for a traffic signal on Wiscon Road at the main driveway entrance, at such time the County Engineer deems it's warranted.
11. The developer shall provide traffic calming devices along the main road within the proposed development as required by the County Engineer.

12. The developer shall provide sufficient left hand turn lanes on Wiscon Road and US41 as required by the County Engineer.
13. The applicant shall provide on the conditional plat the correct scale.
14. The applicant must submit a revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. The final revised conditional plat must be submitted to the Planning Department no later than at the end of the 5th month proceeding Planning and Zoning Commission approval. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.